

Livingston

February 2024 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	13 Walnut Street	Ranch	3	1.1	91	\$549,000	\$575,000	\$525,000	91.30%	\$412,600	1.27
2	12 N Ashby Avenue	CapeCod	3	2.0	1	\$680,000	\$580,000	\$580,000	100.00%	\$397,500	1.46
3	15 Shrewsbury Drive	Split Level	3	2.1	1	\$700,000	\$700,000	\$700,000	100.00%	\$481,000	1.46
4	9 Tarlton Drive	Custom	5	3.1	22	\$1,575,000	\$1,575,000	\$1,525,000	96.83%	\$929,100	1.64
5	28 Vanderbilt Drive	Contemp	5	4.1	72	\$1,599,000	\$1,599,000	\$1,565,000	97.87%	\$1,300,000	1.20
6	14 Elmwood Drive	Custom	6	5.1	261	\$1,675,000	\$1,675,000	\$1,675,000	100.00%		
7	87 Chestnut Street South	RanchExp	5	4.2	57	\$1,950,000	\$1,950,000	\$1,682,000	86.26%	\$2,000,000	0.84
8	29 Tower Road	Colonial	5	5.1	3	\$1,699,000	\$1,699,000	\$1,740,000	102.41%		
9	2 Keystone Drive	Contemp	5	6.1	20	\$2,550,000	\$2,550,000	\$2,518,000	98.75%		
AVERAGE					59	\$1,441,889	\$1,433,667	\$1,390,000	97.05%		1.31

"Active" Listings in Livingston

Number of Units: 44
 Average List Price: \$1,865,834
 Average Days on Market: 74

"Under Contract" Listings in Livingston

Number of Units: 38
 Average List Price: \$1,206,576
 Average Days on Market: 25

Livingston 2024 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	43	59											47
List Price	\$1,298,338	\$1,433,667											\$1,333,137
Sales Price	\$1,268,634	\$1,390,000											\$1,299,842
SP:LP%	101.78%	97.05%											100.56%
SP to AV	1.45	1.31											1.42
# Units Sold	26	9											35
3 Mo Rate of Ab	1.70	2.41											2.06
Active Listings	38	44											41
Under Contracts	27	38											33

Flashback! YTD 2023 vs YTD 2024

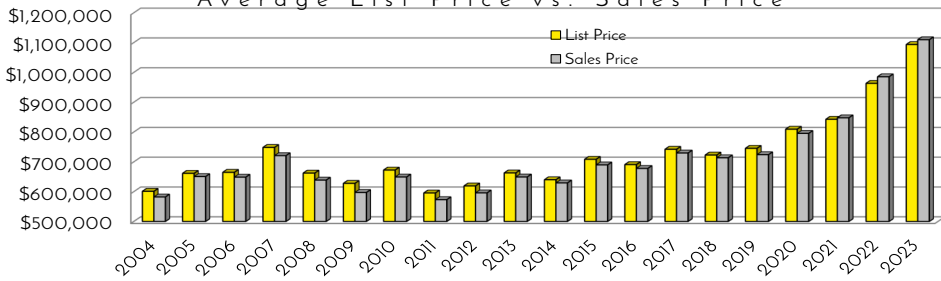
YTD	2023	2024	% Change
DOM	34	47	38.84%
Sales Price	\$945,500	\$1,299,842	37.48%
LP:SP	99.40%	100.56%	1.17%
SP:AV	1.29	1.42	9.56%



YTD	2023	2024	% Change
# Units Sold	44	35	-20.45%
Rate of Ab 3 Mo	1.53	2.06	34.75%
Actives	43	41	-4.65%
Under Contracts	56	33	-41.96%

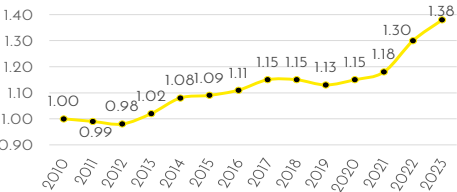
Livingston Yearly Market Trends

Average List Price vs. Sales Price



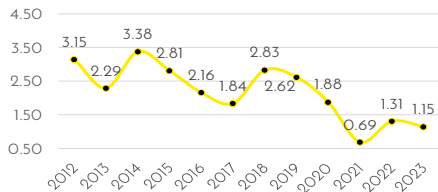
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,344	\$809,553	\$842,690	\$963,234	\$1,093,671
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,253	\$575,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,958	\$729,648	\$713,672	\$724,006	\$795,418	\$847,751	\$985,475	\$1,109,596

Sales Price to Assessed Value Ratio



2009 Tax Re-Evaluation

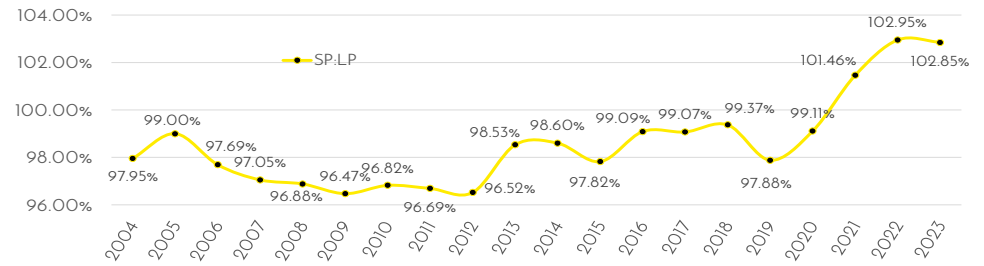
12 Month Rate of Absorption



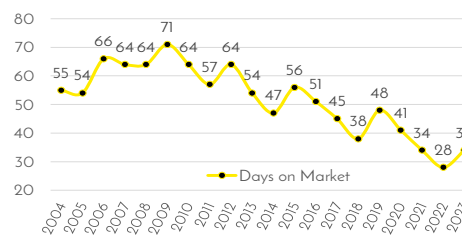
Data only available until 2012

Livingston Yearly Market Trends

Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold

